



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes - Monday, February 28, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro

Bernie Campbell
Meaghan Neville-Dunne

Absent

Tony Cavallaro
David Traggorth

Other Attendees

Christine Stickney, Town Planner

Opening

The Chair MaryAnn Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from February 14, 2022 as written.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Bernie Campbell – Yes
Giuseppe Fornaro - Yes
Meaghan Neville-Dunne – Yes

Other Business

Gray's Place Surety – The Board voted to accept the February 23, 2022 Covenant for the Definitive Approval - noting no conveyance and/or building permits can be issued until the Applicant returns for a Lot Release.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Giuseppe Fornaro – Yes
Meghan Neville-Dunne – Yes

Public Hearing – 283 Columbia Road (Previte's Marketplace) – PB 22-1

The Board opened a public hearing for Cam Afonso of Signs by Cam. The applicant is requesting a Special Permit to install a fifteen (15) foot tall freestanding sign for Previte's Marketplace and tenants which will encompass a single-color LED message board. Mr. Alfonso of Signs by Cam was present via Zoom on behalf of the property owner. Board member Meaghan Neville-Dunne read into the record the hearing notice and commentary from Town departments. The Special Permit application seeks approval of a sign at the corner of Columbia Road and Broadway. The sign will have a digital messaging board as a component as well as a directory of all the businesses in the marketplace. Mr. Alfonso explained the dimensions, colors and operation of the sign. Vice Chair Ken Blanchard asked who has control of the sign and the messaging. Mr. Alfonso explained the Wi-Fi control system and that only Previte's would be using the digital portion for the marketing of their products. Ms. Neville-Dunne asked about the red coloring and if there would ever be any visual impacts with the traffic lights. Mr. Alfonso noted the sign is located fourteen (14) feet from the pavement edge into the lot, and he has no concerns regarding traffic impact. The Board discussed a daily time frame for the sign to be operational and illuminated. It was agreed that from 10PM to 6AM the sign would be shut off. The Board voted to continue the public hearing to March 14, 2022 so that a draft decision with conditions can be written and reviewed at that time by all parties.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Giuseppe Fornaro – Yes

Continuation - Public Hearing – 1202 Washington Street (Cancun) – PB 21-21

The Board continued with a public hearing for 1202 Washington Street LLC. The applicant is requesting a Special Permit and Site Plan Review to alter the existing structure (formerly Squires) exterior elevations and construct a new 1,710 SF addition to the existing building along with installation of 1,404 outdoor patio area, for a new restaurant known as Cancun. Town Planner Christine Stickney informed the Board that an email from McKenzie Engineering was received today requesting a continuance. The Board voted to continue the public hearing to March 28, 2022.

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Giuseppe Fornaro – Yes

Meghan Neville-Dunne – Yes

Other Business

1070 Washington Street – TPL 16-19 - The Board met with Stephen Callahan regarding 1070 Washington Street. Also present was Attorney Adam Brodsky. Mr. Callahan provided a brief background of his involvement in acquiring the property. The Chair MaryAnn Brugnoli noted the Board is familiar with the situation and suggested the issue of the existing house not being razed (per a condition of the Special Permit) is the reason for the discussion. Mr. Callahan informed the Board he has been trying to make the numbers work, with no success, to re-build a small business building in place of the existing house. The house currently has three (3) one-bedroom units with kitchens and bathrooms. Tenants rent “at will” in the house. Improvements made to the house include a new roof, septic connection and new heating system. Mr. Callahan commented that when he bought the property, he cleaned up the lot, and it was a condition of purchase that no tenants could remain. Vice Chair Ken Blanchard noted that in 2017 the then Town Council Murphy Hess & Toomey provided a legal opinion that the pre-existing three family residence could not be the primary use and that it was not allowed in the Business Zone. As a result, the house was to be removed and sufficient time was given (two years) for this to occur. Attorney Brodsky noted he did not agree with the Town Counsel’s opinion and felt two (2) primary uses can occur on the lot. The Board discussed the various time frames when the house was being used as a field office with just one (1) tenant versus the existing situation. The Chair noted that at least five (5) years had passed, and no one came to the Board with a discussion of the difficulty finding a business use for the property. Ms. Neville-Dunne questioned if Mr. Callahan knew the building had to be razed, why it was fixed up and re-rented. Board member Giuseppe Fornaro noted this is quite a conundrum – no one wants to throw anyone out of housing; however, condition #1 of the Special Permit specifically states the building must be razed. Mr. Callahan asked that if they were to put a business in the house, would the Board consider letting it stay and noted it is structurally sound. Mr. Blanchard suggested that they should consider rezoning the property. Mr. Brodsky suggested if given time he could meet with the Town Planner and see if there was something that could be done. The Board discussed extending the discussion. Board member Bernie Campbell suggested a six-month extension and have Mr. Callahan and Attorney Brodsky meet again with the Board for a status update prior to the end of the extension. The Board voted to continue the discussion for a status update to their June 13, 2022 meeting (or first June 2022 meeting) with a final decision being scheduled for their September 12, 2022 meeting.

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Giuseppe Fornaro – Yes

Meghan Neville-Dunne – Yes

1835 Washington Street (Chick-fil-A) As-Built Approval (File # 19-1) - The Board reviewed the as built plan for 1835 Washington Street (Chick-fil-A). Representing the applicants was Joey Fonseca of Bohler Engineering attending via Zoom. Town Planner Christine Stickney provided the Board with background on the construction and minor changes that occurred in the field as well as changes that occurred once operational. Two (2) main issues are of concern. Ms. Stickney noted that a portion of the approved drainage system that would have addressed the rear parking area was never installed, and the property owner had entered into a permanent perpetual parking easement with the abutting property (Prime – AMR Holdings) for the exclusive use of ten (10) spaces at the rear of the parking area. This has caused Chick-fil-A to be short on parking spaces as parking is determined by seats. Mr. Fonseca addressed the drainage issues first and acknowledges the discrepancies but noted MassDOT and Hanover Public Works reviewed and approved these changes at the time of construction. Bohler Engineering was not aware of the parking easement, but Mr. Fonseca believes based on conversations with the Chick-fil-A real estate division that most customers are utilizing the drive thru option so parking spaces are not an issue. The Chair asked Ms. Stickney how the Board should handle the modifications which occurred without Board approval. Regarding the drainage, Ms. Stickney recommended that Bohler Engineering provide a letter noting the change and stating the reduced drainage system will make no increase in the

discharge of stormwater off-site. The letter needs a professional engineer stamp attesting to this. As to the parking easement, Ms. Stickney noted that when approved there were fifty-six (56) spaces required for a restaurant use and sixty-one (61) were provided as extra. The easement dedicates ten (10) of the sixty-one (61) to another use; therefore, a possible remedy is to remove tables from within the building to decrease the number of seats. The Chair questioned if the parking total included employees, and Ms. Stickney verified it did after looking at the approved plan. Ms. Stickney noted that although it may be working fine for Chick-fil-A, they may not always be the tenant, and any new restaurant use would be subject to the parking restriction. The Board asked Mr. Fonseca to return to his client and report the discussion with possible terms the Board may institute. The Board will continue the discussion at their March 14, 2022 meeting.

Adjournment

The Board voted to adjourned at 8:25 pm.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Bernie Campbell – Yes
Giuseppe Fornaro - Yes
Meaghan Neville-Dunne – Yes

Upcoming Meetings

Monday, March 14 & 28, 2022

Monday, April 11 & 25, 2022